

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 18, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	83-DR-2005 Orange Row Condominiums		
LOCATION	7002, 7004 & 7006 E. 6 th Street, at the southeast corner of E. 6 th Street and N. 70 th Street.		
REQUEST	Request approval of a site plan and elevations for a three-unit condominium development.		
OWNER	Urbanrise Development LLC 602-214-1345	ENGINEER	USA Infrastructure LLC 480-507-6792
ARCHITECT/ DESIGNER	Rob Paulus Architect, Ltd. 520-624-9805	APPLICANT/ COORDINATOR	Liz Farkas Rob Paulus Architect, Ltd. 520-624-9805
BACKGROUND	<p>Zoning.</p> <p>The site is zoned C-3 DO (Highway Commercial) within the Downtown Overlay. The Downtown Overlay recognizes the uses permitted by the underlying zoning district and also encourages residential and multi-family residential uses to locate in the Downtown area and establishes these as permitted uses, even within the Commercial District. The intent of the Overlay is to establish mixed-use developments through the provision of a 0.5 FAR density bonus to a maximum FAR of 1.3 for non-residential uses. Included as mixed-use developments by the Downtown Overlay are commercial and residential uses and provisions for stand-alone residential uses. The current wording does not require open space or FAR standards for strictly residential and multi-family residential uses. These uses are regulated by maximum allowable densities prescribed by the R-5 (Multi-family Residential) District of 23 dwelling units per acre (DU/acre).</p> <p>Context.</p> <p>The site is located at the southeast corner of E. 6th Street and N. 70th Street, in the Orange Acres subdivision.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: E. 6th Street and 1 and 2-story commercial office, shops and retail uses with C-3 DO zoning and northeast is the 12 unit, 2-story Laloma Cove Condos with R-5 DO zoning• South: Vacant lot and adjoining 1-story legal office/ barber shop with C-3 DO zoning• East: First Baptist Church of Scottsdale parking lot with C-3 DO zoning		

- West: N. 70th Street and 2-story Sunshine Apartments with R-5 (Multi-family residential) zoning, and northwest is a multi-family residential project zoned R-5 DO

APPLICANT'S PROPOSAL

Applicant's Request.

The applicant is requesting approval of site plan and elevations for a new, 3-story, 3-unit residential condominium project on the site. The property abuts E. 6th Street (60 foot wide local commercial street) on the north side and N. 70th Street (60 foot wide local collector street) on the west. Access is from E. 6th Street, with separate driveways accessing 2 car garages provided for each unit. Garages are setback 18 feet from back of sidewalks, but the driveway setbacks still include 6-foot portions of the street right-of-way. The building has a front yard setback of approximately 16 feet on the north (E. 6th Street – measured from the curbface), a street side setback of 8 feet on the west (N. 70th Street – measured from the curbface) and a zero side yard setback for some of the building on the rear or south and east sides. The second and third floor face of the building cantilevers outward approximately 7 feet from the face of the garage along the north side. Also, in accordance with Downtown development requirements, 2:1 building step backs begin at the 26 foot height level of the north and west elevations. The northwest corner of the building is angled to provide the adequate site visibility triangle at the street intersection.

The first floor of the proposed building contains textured masonry block (Trenwyth megastone “Pebble Beach”), custom tube steel garage doors with Dipcraft translucent fiberglass skin, and tension cables on tube steel frame. Second and third floors contain dark gray, pre-weathered “Falzinc” finished, folded seam metal siding, balconies with galvanized tube steel cable rails and orange accent banding and inset details. Second and third floor insets (Vertically and horizontally) and breaks in the parapet roof are provided to reduce the impact of the relatively large mass and scale of the northern and southern faces of the building. Windows will be recessed approximately half the thickness of the wall, starting from the face of the building. The south walls contain approximately 75 square foot (13 feet by 5 feet) ground level insets which will function as private area open space. On the second and third floors of the southern elevation, the applicant has attempted to break the mass with 2.5 foot wide by 4.5 foot deep recesses to be constructed of the same proposed “Falzinc” folded metal siding.

The landscape palette is a xeriscape style with Palo Brea trees, and a series of shrubs and groundcover.

Development Information:

- Existing Use: Undeveloped, vacant lot
- Proposed Use: 3 unit, three story residential condominium
- Parcel Size: 4,668 square feet net (10,798 square feet gross measured to the center line of streets)
- Building Size: 5,985 square feet Net Floor Area (NFA);
8,546 square feet Gross Floor Area (GFA),
(5,985 square feet air conditioned, 2,561 square feet non-air conditioned) individual

unit sizes range from 1,807 to 2,148 square feet (NFA).

- Building Height Allowed: 36 Feet
- Building Height Proposed: 34 Feet
- Parking Required: 2 spaces per dwelling unit, 6 spaces total
- Parking Provided: 2 spaces per dwelling unit within garages, 6 spaces total
- Open Space Required: None required per the DO Downtown Overlay
- Open Space Provided: 120 square foot ground level outdoor patios plus 80 square foot private open spaces provided on 2nd and 3rd floor balconies of each unit
- Number of Units: 3
- Density: $(43,560/10,798 = 4.034 \times 3 \text{ dwelling units})$
12.10 DU/Acre

DISCUSSION

The project is situated within a commercial district within the Downtown Overlay (DO) and is a solely residential product. The site at this location is relatively constrained by being very narrow. As such, it precludes several design alternatives which might otherwise be available to other projects. The applicant has revised the drawings on several occasions to reflect staff comments on the architectural design and massing, particularly along the south property line. The applicant has responded to those comments by adding some recessing in the structure, creating a first floor patio area, changing the masonry stone element, and adding a preweathered zinc metal skin within the recess area on the southern elevation.

Notices were sent by the applicant to 36-neighborhood property owners located within 300 feet of the site on May 14, 2005. The applicant has indicated that no adverse feedback was received. Staff has received no objection to this proposal.

KEY ISSUES

The only Key Issue with this project is the nature of the zero lot line development, at this location, and the ability to maintain the proposed structure. Typically, in a residential zero lot line situation, an easement is placed on the neighboring property at the time of the final plat, which encumbers the neighbors property in some manner so that access for maintenance and/or recreation uses for the zero lot line wall can be obtained. In a commercial/vertical mixed use situation (aka: Downtown Scottsdale's Marshall Way, 5th Avenue, etc.), there is an expectation that there will be solid fire code rated block walls separating the different projects (Or significant recesses), and therefore there is no easement requirement on adjacent properties.

In this case, the property abuts a vacant lot with C-3/DO zoning. The staff would not be supportive of a 36-foot tall block wall at the property line for design review reasons, and the wall (with any design) requires maintenance. The relatively narrow lot precludes moving the structure inward (northerly) to facilitate maintenance. However, the owner must have some mechanism for maintenance of the wall. As such, staff has prepared a draft stipulation for Board consideration which would require the applicant to obtain an easement from the

property owner to the south in order to construct any zero lot line development as a portion of this project.

OTHER BOARDS AND COMMISSIONS

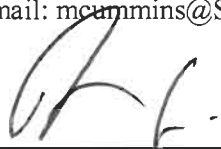
- Property was annexed with C-3 zoning in 1962.
- Case 12-Z-1970 was a request to rezone the site from C-3 to R-5 in 1970, however the application was withdrawn prior to a final decision being reached by Council.
- Cases 85-DR-1985 and 174-DR-1987 were approved development applications for 2-story, 1,700 square foot (+/-) office buildings with on-site parking, but were not built.
- The site was rezoned to be included within the Downtown Overlay (DO) in 2003 (Case # 1-TA-2003).

STAFF RECOMMENDATION

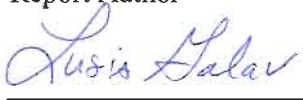
Staff recommends approval, subject to the proposed stipulations.

STAFF CONTACT(S)

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APPROVED BY

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Report Author



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Director, Current Planning
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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Orange Row Condominiums

83 – DR - 2005

Project Name: Orange Row Condominiums
Location: 7002, 7004 + 7006 East Sixth St., Scottsdale AZ
Maricopa County Parcel 130-13-066
Developer / Owner: Urbanrise Development LLC / Roland Sorrentino
15221 North Clubgate Drive, #2084
Scottsdale, AZ 85254
Architect: Rob Paulus Architect Ltd. / Rob Paulus AIA
Applicant / Coordinator: Rob Paulus Architect Ltd. / Liz Farkas, project manager
116 East Congress Street
Tucson AZ 85701
520.624.9805

83-DR-2005
REV: 03/31/2006

Description

This project is a re-submittal of (3) new condominium units on an existing vacant parcel. We have made substantial modifications based on conversations with the City of Scottsdale as well as various members of the Design Review Board. The size, square footage, and the overall function of the project have been completely re-worked to address the concerns of scale, massing and context of the project. We recognize the site is small, but have designed a building that fits within the prescribed zoning envelope that is also consistent with the allowable density prescribed by the Residential Density Calculation.

The new design approach extracts considerable square footage out of the project and performs, to come up with a more suitable project per the City of Scottsdale Urban Design and Architectural Guidelines. The ground floor, constructed of textured masonry, has been opened up to become an exterior receiving area that is enlivened by landscaping with patio space that spills out from the covered Arizona Room. A private two car garage with access off of East 6th Street is provided for each unit that also includes an interior garbage collection storage area.

The second floor houses living and dining space with two master bedrooms on the third floor. A lighter colored metal sheathing comprises the skin of these upper floors and is punctuated by deep 80 square foot balcony recesses that also cantilever out from the building to provide contrast and modulation in the façade. All bedrooms and living areas have access to balcony space to promote outdoor activity while enlivening the street. All major rooms will have two points of light thereby allowing sunlight to penetrate into the building from the south to further lighten the appearance of the building mass when seen from the north. Accent planters, a trellis structure, and delicate railing detailing further create human scale elements.

The following represents major changes made from the original scheme:

- A darker, robust textured block has been incorporated into the building to better ground the structure and develop a strong, shadowed base plane.
- A metal wall façade system covers the upper sections of the building. We have switched to a flat panel seam system to lighten the effect of the building. This metal panel has been proposed as either a Steelscape "Vintage II" pre-weathered galvanized or a slightly lighter color "FalZinc" pre-weathered zinc-coated aluminum. We are proposing both options to the board for approval to use either one in construction.
- Generous balconies that will serve as outdoor living space have been introduced along the main elevation to break up the original monolithic massing and mid-section of the building. These recesses and projections divide the building into smaller scale components to create strong areas of shade and shadow. Planter boxes are featured at every balcony to extend the landscape up into the building.
- Third story balconies are topped with a trellis that further helps to lighten the building mass and create a distinctive top. The wall structure leans back at the third level to respond to the 2:1 setback requirement to create a gently sloping roof that furthers this three part organization of the building form.
- Zero lot line elevations have been extensively altered to include more generous openings that break down the mass of the building while creating shade and shadow. The use of metal skin material at the larger insets along with accent landscape at the ground floor Arizona room further divide the horizontal planes to give color and life to the project. Horizontal score joints on the masonry portions of the project echo Frank Lloyd Wright's technique to block construction evident at the Price house in Paradise Valley.
- Tension cables supporting colorful vines have been introduced at a vertical recess in the east façade to further break down the mass and incorporate a desirable façade treatment at a zero lot line.
- A 15% reduction in total square footage of conditioned space to facilitate opening up the building to break down the mass and scale of the building appearance. These reductions in area facilitated the introduction of the ground floor Arizona room, extra balcony space at floors two and three and more insets at the zero lot lines to the south and east.

Context

The site is located in a transitional neighborhood that currently is comprised primarily of rental apartments. To the west, northwest and north, the site is fronted by a series of single or two-story beige apartment buildings. To the east, a parking lot access feeds a commercial parking lot that runs continuous between East 6th Street and East Osborn Road. To the south is a gravel parking lot that serves a single-story masonry building that fronts East Osborn Road and currently houses a barber shop.

While the site currently has no adjacent three story neighbors, the context of the neighborhood is soon to change as evident by the projects approved by the City of Scottsdale or soon to come on board:

- The 6th Street Lofts, located across 70th Street one lot east of our project, will be three stories and contain five units.
- On 6th Street to the west, the 82 unit, four story "X" Lofts will soon begin construction.
- The recently completed 8 unit, three story "Duke" condominium project to the south shares similar context to our orange row project with adjacent two story apartments to the west and an empty lot to the east.
- The site caddy-corner to our project, north-east of our site is slated to be a three story condominium project of approximately 11 units.

Our project also responds to the ideological context established by the City of Scottsdale "DO". The Downtown Overlay as issued by the City encourages a certain density of development that is conducive to producing a desirable pedestrian-friendly and dense downtown core. Such an Overlay was not in place at the time neighboring buildings were planned. We look forward to providing a high quality project that will, along with the other projects approved or in the works, further transform this area. All major spaces exhibit views to nearby Camelback Mountain and highlight the potential to have distinct urban living that embraces climate, the region, and the concept of smart growth within a city.

The climate of the Southwest is also considered when looking the context of the site. To this end, we have limited east and west fenestration, provided deep shaded recesses to the south, and positioned the primary glazing facing north. High efficiency mechanical and lighting systems will be employed along with well insulated wall and roof systems. The building will be executed per the City of Scottsdale Green Building Program guidelines. In a global context, we are looking to provide a building on an urban site that lessens its reliance upon natural resources.

Orange Row has been through a rigorous design exercise in order to address the city's concerns regarding mass, scale, and context. We feel that the modifications to the building's overall design have been beneficial and resulted in a project that is fully situated within its environment. Articulated on all four sides, the Orange Row Condominium project can stand alone in its current context yet speaks to the density that is proposed for its soon to be future context.

Square Footage Take-Offs for Orange Row

Note: These figures were determined by using the ANSI Z765-2003 (November) method and definitions. For instance, areas are taken from the outside face of exterior walls and centerline of shared demising walls.

Area	Conditioned SF	Unconditioned SF	Total SF
7002 East 6th St			
Ground Floor	116 sf Ext. walls / entry	589 sf Garage 119 sf AZ room	
Second Floor	1072 sf Livable	80 sf Balconies	
Third Floor	960 sf Livable	80 sf Balconies	
TOTALS	2148 SF	868 SF	3016 SF
7004 East 6th St			
Ground Floor	118 sf Ext. walls / entry	535 sf Garage 210 sf AZ room	
Second Floor	1012 sf Livable	80 sf Balcony	
Third Floor	900 sf Livable	80 sf Balcony	
TOTALS	2030 SF	905 SF	2935 SF
7006 East 6th St			
Ground Floor	115 sf Ext. walls / entry	452 sf Garage 176 sf AZ room	
Second Floor	881 sf Livable	80 sf Balcony	
Third Floor	811 sf Livable	80 sf Balcony	
TOTALS	1807 SF	788 SF	2595 SF
TOTALS	5985 SF	2561 SF	8546 SF



Orange Row Condominiums

83-DR-2005

ATTACHMENT #2



Orange Row Condominiums

83-DR-2005

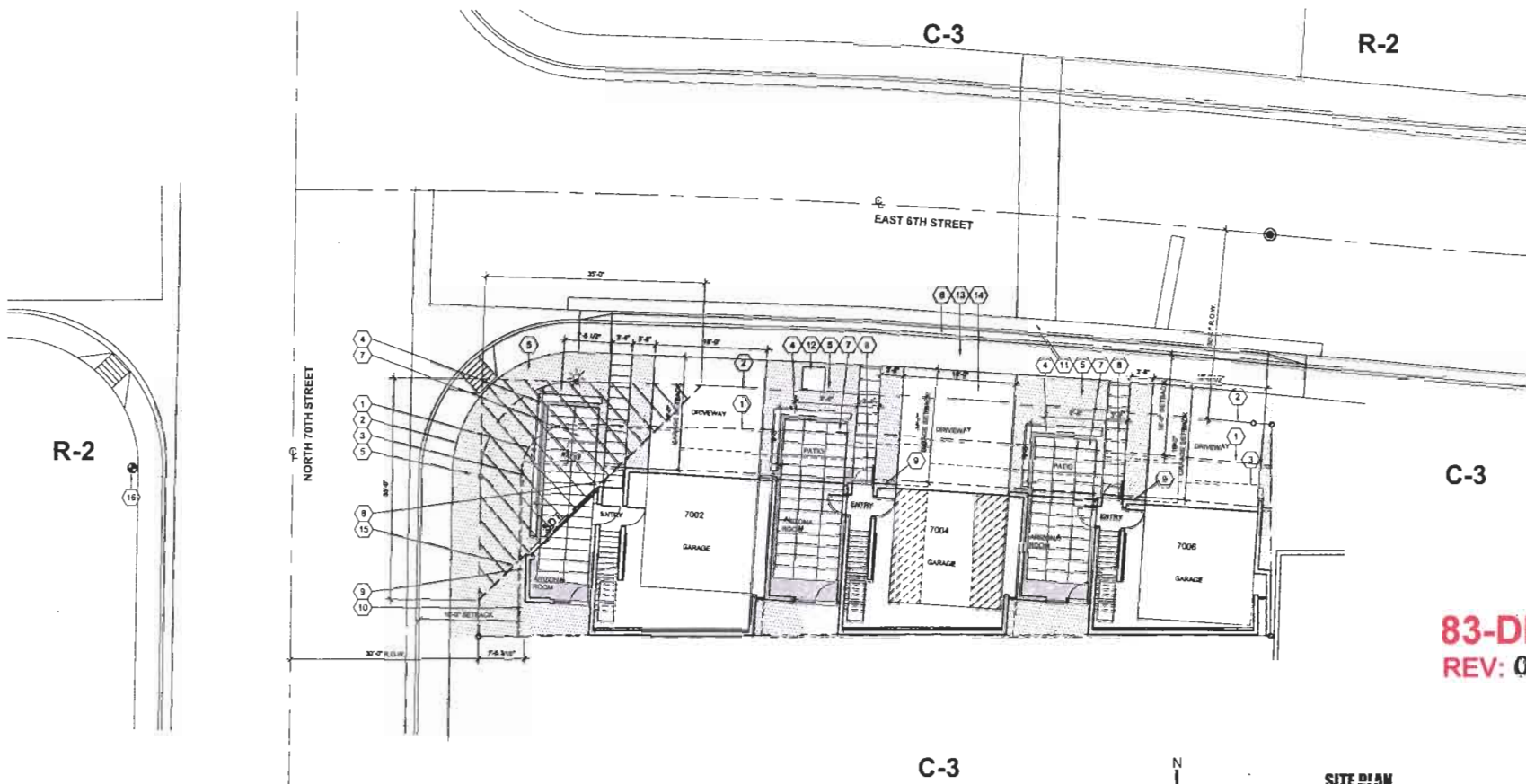
ATTACHMENT #2A



83-DR-2005

ATTACHMENT #3

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83-DR-2005
REV: 03/31/2006

GENERAL INFORMATION

PROJECT LOCATION
7002, 7004 AND 7006 EAST 6TH STREET
SCOTTSDALE, ARIZONA

EXISTING PARCEL NUMBERS
120-13-086

PROJECT DESCRIPTION
3 NEW CONDOMINIUM UNITS

ZONING CASE NUMBER
311 - PA - 2005

DESIGN REVIEW BOARD CASE NUMBER
83 - DR - 2005

ZONING CODES

83-DR-2005
NET SITE AREA = 3.886.8 SF = .09 AC
GROSS SITE AREA = 10,788.0 SF = .246 AC

NUMBER OF RESIDENTIAL UNITS
3 UNITS

SEVERITY PROPOSED
SUBSTANTIAL TO 12 UNITS PER GROSS ACRE

FLOOR AREA = 1888 SF
FLOOR AREA RATIO = 1.38

PARKING
REQUIRED = 1.2 PER UNIT = 3 SPACES
PROPOSED = 3 PRIVATE SPACES FOR UNIT
3 ACCESSIBLE SPACE DESIGNATED FOR UNIT 7004
FOR A MINIMUM TOTAL OF 3 SPACES

SETBACKS
FRONT SETBACK (NORTH) = 10'-0" FROM PLANNED CURB
CORNER SIDE SETBACK (WEST) = 10'-0" FROM PLANNED CURB
INTERIOR SIDE SETBACK (EAST) = 5'-0"
INTERIOR SIDE SETBACK (SOUTH) = 5'-0"

KEY NOTES

1. LINE OF STREET SIDE SETBACK (10'-0" FROM PLANNED CURB)
2. PROPERTY LINE
3. LINE OF BUILDING / ROOF OVERHANG
4. 10' ROOF SLOPE: 12" RISE: 12" RUN
5. DEPRESS LANDSCAPE AREAS IF FOR WATER RETENTION
6. CONCRETE WALK-WAYS AND OUTLET, SEE CIVIL PLAN FOR DETAILS
7. OUTDOOR PATIO AND BALCONY WITH EXPOSED AGGREGATE EPICORITE
8. EXISTENCE
9. ELECTRICAL SERVICE, SEE ELECTRICAL PLAN FOR DETAILS
10. GAS SERVICE, SEE CIVIL PLAN FOR DETAILS
11. WATER MAIN, SEE SANITARY PLAN FOR DETAILS
12. EXISTING ELECTRICAL TRANSFORMER
13. CONCRETE SIDEWALK
14. PRIVATE DRIVE WITH GAS AND WATER PIPE SYSTEM
15. 10' OR 8' DISTANCE TRUNKS
16. SEE APPENDIX

Orange Row Condominiums
7002, 7004, 7006 E 6th Street, Scottsdale, Arizona
Rob Paulus Architect, Ltd.
116 Bell Chagrin Street Tucson Arizona 85701 520 634 9809
www.robpa.com

83 - DR - 2005

NOT FOR CONSTRUCTION

Revision	Number	Date
1	1	03/31/2006



AS1.0

LANDSCAPE KEY NOTES

1. EXPRESS LANDSCAPE AREAS AS MEASURED FROM FINISH GRADE FOR WATER DETENTION.
2. 4" HIGH CHALK PATIO WALL. SEE SHEET FOR DETAILS.
3. EXISTING STREET LAMP.
4. EXISTING ELECTRICAL TRANSFORMER.

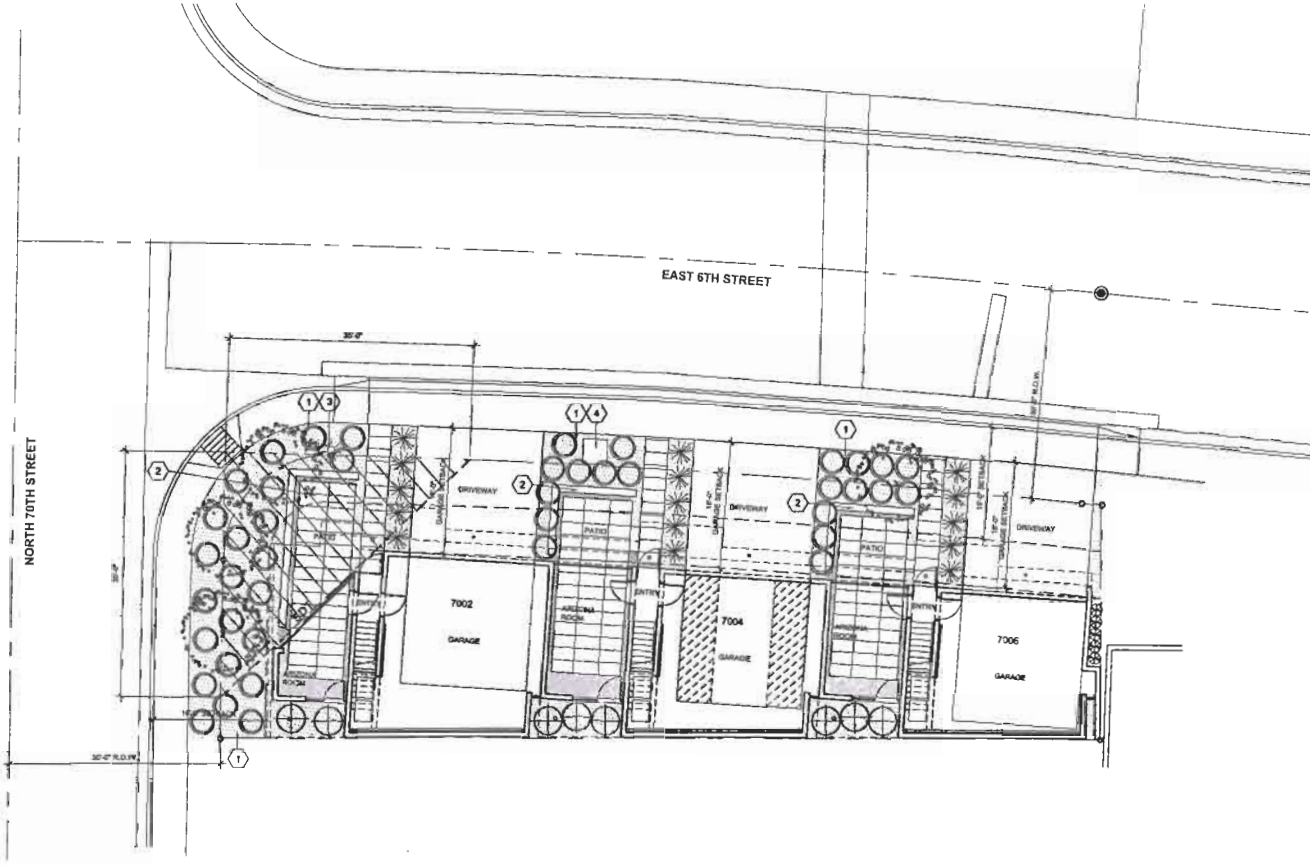
PLANT LIST

SUPPLY AND INSTALL THE FOLLOWING PLANT MATERIAL TO BE SPOTTED IN FIELD BY THE ARCHITECT. ALL PLANT MATERIAL TO MEET A.S.A. SPECIFICATIONS AND BE OF SOUND HEALTH AND APPEARANCE.

DESCRIPTION	SIZE	QTY.	MAX. HEIGHT
TREES			
CERISEUM PRINCEPS	4" BOX	1	30'
PALM BIRD			
SHRUBS/GROUNDCOVERS			
LEUCOPHYLLUM LARGANAE	1 GALLON	8	8'
DALEA GREGGII OR LANTANA HYBRID	1 GALLON	43	24'
TRAILING DALEA OR LANTANA	1 GALLON	15	12'
DIANELLIA	1 GALLON	15	12'
EUPHORBIA ANTIOCHENSIS	1 GALLON	15	12'
BOUSSANVILLEA OR PINK TRUMPET VINE	1 GALLON	15	12'
BOUSSANVILLEA SPECIOSA OR BOUSSANVILLEA	1 GALLON	15	12'
DG			
DECOMPOSED GRANITE - 1/4" TO 1/2" THICKNESS 3/4" W/ 1/2" DECOMPOSED GRANITE IN DESIGNATED AREAS. VERIFY COLOR WITH ARCHITECT.			
RIVER ROCK			
RIVER ROCK - 1/4" TO 1/2" THICKNESS 3/4" W/ 1/2" DECOMPOSED GRANITE IN DESIGNATED AREAS. VERIFY COLOR WITH ARCHITECT.			

MAINTENANCE DATA

1. MAINTENANCE OF APPROVED LANDSCAPING SHALL CONSIST OF REGULAR WATERING, PRUNING, FERTILIZING, CLEARING OF OBSTACLES AND WEEDS, REMOVAL AND REPLACEMENT OF DEAD PLANTS AND THE REPAIR OR REPLACEMENT OF IRRIGATION SYSTEMS AND ARCHITECTURAL FEATURES. REPLACEMENT PLANTS SHALL BE OF THE SAME SIZE AND SPECIES AS CALLED FOR ON THE APPROVED LANDSCAPE PLANS.
2. IRRIGATE ALL PIPES AND WIRES UNDER PAVED AREAS INCLUDING STREETS AND SIDEWALKS. PLANTS ARE NOT TO BE SPOTTED UNDER SIDEWALKS.
3. LOCATE ALL LINES WITHIN THE PROPERTY LINE.
4. ALL PLANT MATERIAL TO BE IRRIGATED BY A FULLY AUTOMATIC UNDERGROUND SYSTEM COMPLETE WITH BACK FLOW PREVENTER THAT MEETS ALL LOCAL CODES.
5. VEGETATION WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL NOT INTERFERE WITH THE SIGHT VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 24" AND 64" ABOVE FINISHED GRADE OR ROADWAY SURFACE.
6. LANDSCAPE MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER OR AUTHORIZED AGENT.



LANDSCAPE PLAN

83-DR-2005
REV: 03/31/2006

83 - DR - 2005

NOT FOR CONSTRUCTION

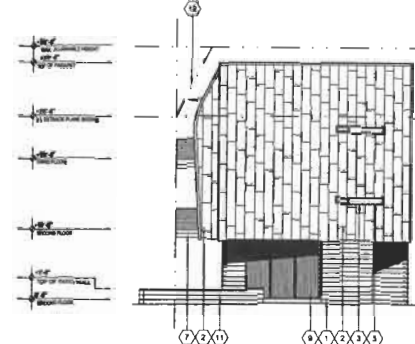


L1.0

Orange Row Condominiums
7002, 7004, 7006 E 6th Street, Scottsdale, Arizona
Rob Paulus Architect, Ltd.
118 East Chandler Street, Tucson, Arizona 85701 520.824.8805

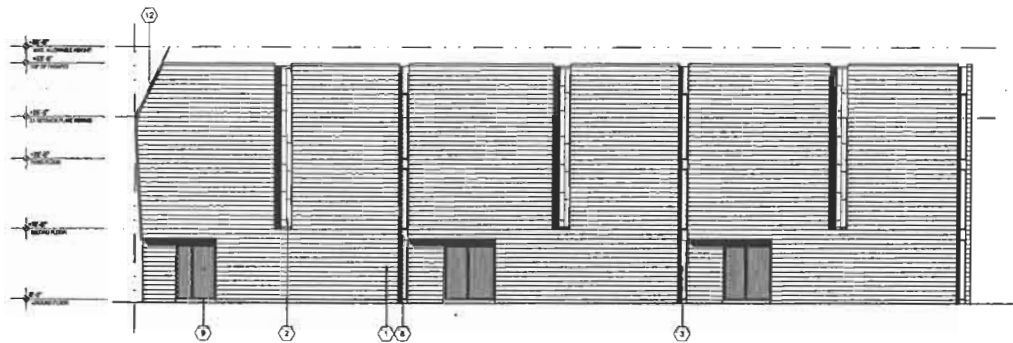


1 NORTH ELEVATION
1/8" = 1'-0"

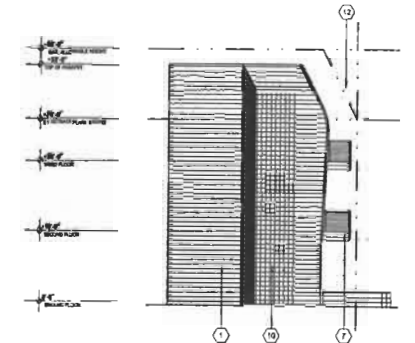


2 WEST ELEVATION
1/8" = 1'-0"

- KEY NOTES**
- 1 TEXTURED MASONRY BLOCK - REPAIR WITH MORTARSTONE FIBERGLASS SHEATH
 - 2 PRE-WEATHERED GALVANIZED STEEL VERTICAL, FOLDED BEAM METAL SHEATHING SYSTEM
 - 3 1" GLASS GLAZING SYSTEM
 - 4 CUSTOM TUBE STEEL GARAGE DOOR WITH SPECIAL FINISHES/PAINTS/STAINLESS STEEL
 - 5 3/4" ALUMINUM ALUMINUM WINDOW AND DOOR FRAME, FLEETWOOD
 - 6 COMPOSITE BALCONY (CONCRETE, RED-OAK, BIRCHWOOD GRAY, 1 1/2" x 1 1/2")
 - 7 BALCONY, GALVANIZED TUBE STEEL WITH HORIZONTAL CABLE RAILS
 - 8 ACCENT COLOR, BURNED ORANGE, ORANGE JEWEL, BURNED ORANGE
 - 9 TENSION CABLES ON TUBE STEEL FRAME
 - 10 TENSION CABLES ON STEEL PLATE CONNECTIONS
 - 11 SITE PATIO WALL IN MORTARSTONE, SEE SITE PLAN AND SECTION FOR DETAILS
 - 12 LINE OF SITE PATIO DETAIL

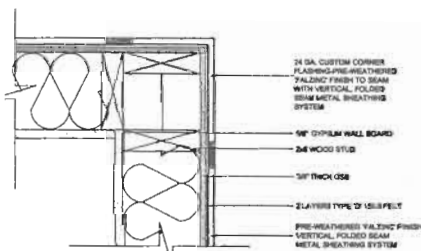


3 SOUTH ELEVATION
1/8" = 1'-0"

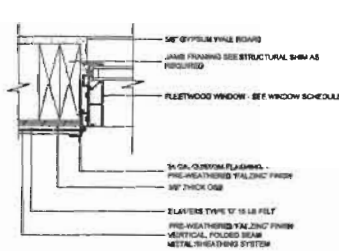


4 EAST ELEVATION
1/8" = 1'-0"

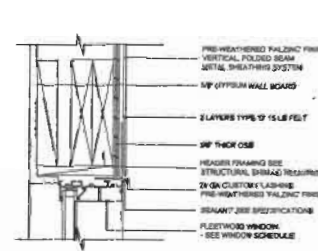
83-DR-2005
REV: 03/31/2006



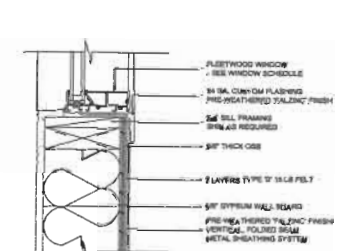
5 METAL PANEL CORNER DETAIL
3" = 1'-0"



6 METAL PANEL JAMB DETAIL
3" = 1'-0"



7 METAL PANEL HEAD DETAIL
3" = 1'-0"



8 METAL PANEL SILL DETAIL
3" = 1'-0"

83 - DR - 2005

NOT FOR
CONSTRUCTION

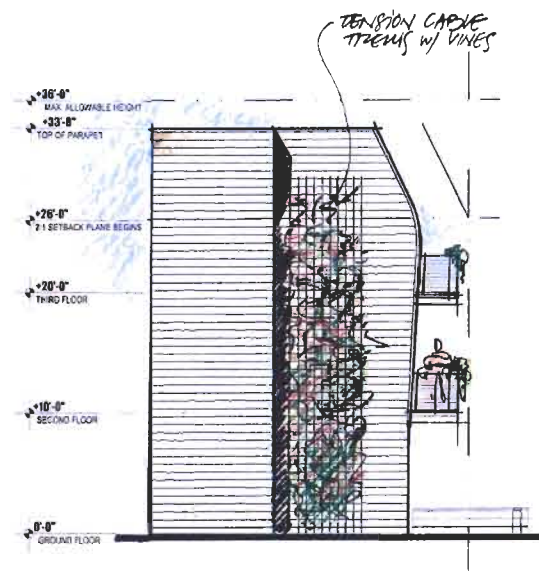
Revision	By	Date
1	Rob Paulus	03/31/2006
2	Rob Paulus	03/31/2006
3	Rob Paulus	03/31/2006
4	Rob Paulus	03/31/2006
5	Rob Paulus	03/31/2006
6	Rob Paulus	03/31/2006
7	Rob Paulus	03/31/2006
8	Rob Paulus	03/31/2006
9	Rob Paulus	03/31/2006
10	Rob Paulus	03/31/2006
11	Rob Paulus	03/31/2006
12	Rob Paulus	03/31/2006



A2.0

Orange Row Condominiums
7002, 7004, 7006 E 6th Street, Scottsdale, Arizona
Rob Paulus Architect, Ltd.
1111 East Camelback Road, Suite 100, Scottsdale, Arizona 85201 833 834 1996

83-DR-2005
REV: 03/31/2006



EAST ELEVATION



NORTH ELEVATION

ORANGE ROW CONDOMINIUMS
83-DR-2005
7002, 7004, 7006 E 6TH STREET
SCOTTSDALE, ARIZONA

ROB PAULUS ARCHITECT, LTD.
116 E CONGRESS STREET
TUCSON, ARIZONA

83-DR-2005
REV: 03/31/2006



ORANGE ROW CONDOMINIUMS

83-DR-2005
7002, 7004, 7006 E 6TH STREET
SCOTTSDALE, ARIZONA

ROB PAULUS ARCHITECT, LTD.
118 E CONGRESS STREET
PHOENIX, ARIZONA 85001

83-DR-2005
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ORANGE ROW CONDOMINIUMS

83-DR-2005
7002, 7004, 7006 E 6TH STREET
SCOTTSDALE, ARIZONA

ROB PAULUS ARCHITECT, LTD.
115 E CONGRESS STREET
TUCSON, ARIZONA

Orange Row Condominiums
7002, 7004, 7006 E. 6th Street
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
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| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>exist</u> AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
 A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
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20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Orange Row Condominiums 83-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Rob Paulus Architect, Ltd. with a staff receipt date of 3/31/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Rob Paulus Architect, Ltd. with a staff receipt date of 3/31/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Rob Paulus Architect, Ltd. with a staff receipt date of 3/31/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. *Windows shall be recessed a minimum of fifty (50) percent of the wall depth, measured from the face of the glazing to the face of the exterior wall.*

ATTACHMENT B

Ordinance

- A. *A minimum 2:1 step-back plane (one foot of step-back for each two feet of vertical height) shall be provided on both street frontages. The step-back plane shall begin at a point twenty-six (26) feet in height at the required building setback line.*

SITE DESIGN:**DRB Stipulations**

11. *The maximum floor area ratio for this project shall not exceed that which is indicated on the site plan, provided by Rob Paulus Architect, Ltd., and dated 3/31/06.*
12. *The proposed site wall/bench located within the corner safety triangle shall not exceed twenty-four (24) inches in height from top of grade.*
13. *The applicant shall coordinate with the utility provider for this site and, if possible, provide some additional landscaping around the existing transformer on 6th Street for screening purposes. Show final solution on landscape plan to the satisfaction of the project coordinator.*

LANDSCAPE DESIGN:**DRB Stipulations**

14. *Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.*

Ordinance

- B. *All shrubs and/or groundcover located within the City right of way shall be minimum 5-gallon size.*
- C. *No trees shall be located within public utility easements, or within seven (7) feet of a fire hydrant.*
- D. *All trees provided for this site shall be mature, as defined in Article III of the Scottsdale Zoning Ordinance.*
- E. *There shall be no greater than seven (7) feet of space between plantings in areas of decomposed granite, or between trees measured from the edge of the canopy.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

15. *All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.*
16. *The individual luminaire lamp shall not exceed 250 watts.*
17. *The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.*
18. *All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.*
19. *Incorporate into the project's design, the following:*

Parking Lot and Site Lighting:

- a. *The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles.*
- b. *The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.*
- c. *The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.*

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line. (Add only if proposed)
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

- 20. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- F. At least one (1) unit in the building shall have a garage which can be upgraded to accommodate a van accessible parking space.*

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

- 21. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 22. *Prior to final plans submittal, the applicant shall provide evidence of a written agreement with the adjacent property owner to the south, i.e. private easement that provides access for basic maintenance of the proposed building at the zero lot line, to the satisfaction of the project coordinator.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 23. Preliminary Grading and Drainage Plan prepared by U.S.A. Infrastructure LLC., dated 1/26/06.
- 24. ALTA.ACSM land title survey prepared by Graham surveying LLC., dated 1/26/06.
- 25. Site plan prepared by Rob Paulus architect Ltd., dated 3/31/06.
- 26. Preliminary drainage report by U.S.A. Infrastructure LLC., dated 1/26/06.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

- 27. For separate sewer services to be allowed for each unit, the existing 8" sewer in 6th street will need to be extended west approximately 150 feet, and connect to 70th Street.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 28. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

Ordinance

- G. Before the final plans are submitted for review the developer needs to apply for and obtain a Stormwater Storage Waiver for this development from the City's Stormwater Management Division.
- H. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

Ordinance

- I. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

DRB Stipulations

- 29. The developer shall provide a minimum parking-aisle width of 24 feet.
- 30. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- J. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Sight Distance Triangle	At the intersection of 6 th and 70 th Street

DRB Stipulations

31. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

32. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 6th Street and 70th Street except at the approved driveway location.

33. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

K. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations****Ordinance**

L. Refuse enclosures are required as follows:

- a. Underground vault-type containers are not allowed.
- b. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- c. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

34. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the

approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.

35. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

36. Basis of Design Report (Water):

- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

M. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

37. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

38. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

N. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

39. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

O. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

40. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- a. Approved Stormwater Storage waiver.
- b. Approved Basis of Design for sanitary sewer design.
- c. Approved Basis of Design for water.